



Reception
10'5" x 25'2"

Reception
8'10" x 9'8"

Kitchen
8'10" x 11'1"

Bedroom
9'0" x 7'3"

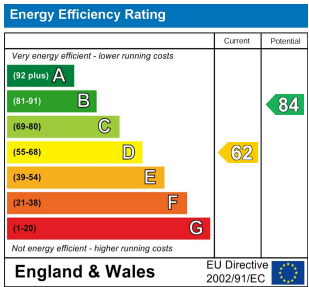
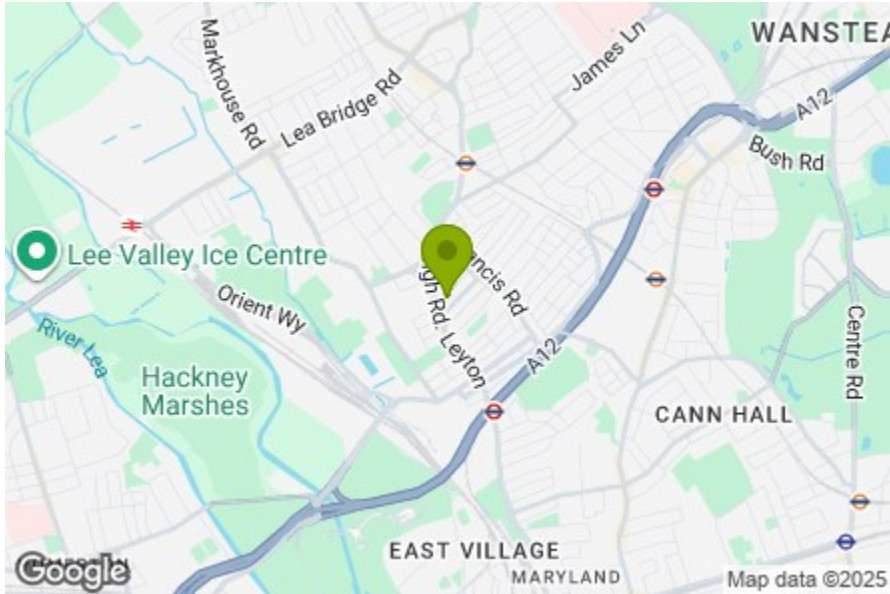
Bathroom
5'11" x 5'10"

Bedroom
8'7" x 11'5"

Bedroom
13'11" x 11'3"

Garden
32'9" x 15'3"

Cellar
5'2" x 22'7"



SEDGWICK ROAD, LEYTON

Offers In Excess Of £750,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Victorian Terrace
- Immaculately Presented
- Secluded Rear Garden
- Kitchen Diner
- Cellar
- Quiet Residential Turning
- Close To Francis Road

This timelessly beautiful three-bedroom terrace is tucked right in the heart of Leyton - just moments from the buzz of Francis Road, yet peacefully set on a quiet residential street with plenty of greenery nearby. Inside, you'll love the light-filled reception room, generous dine-in kitchen, first-floor bathroom and cellar space. Outside? A secluded and perfectly low maintenance rear garden.

And with Leyton station a ten minute stroll away, hopping into the City or West End couldn't be easier.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Beyond that classic Victorian frontage, you'll find an impressive home with a wonderful balance of traditional features and stylish updates unfolding over almost 1000 square foot of space.

The dual aspect reception room has been beautifully designed, with light pouring in to highlight the ornate features and contrast colour palette. At the rear, your dine-in kitchen is glorious, with touches such as glossy units, timber worktops and high spec appliances to make cooking a breeze. The smart tiled floor extends seamlessly via the patio doors onto your glorious south-east facing decked patio. You'll love relaxing here and taking in the view of the rich foliage and leafy climbers.

On the first floor you'll find three stylish bedrooms with more immaculate decor. There's also a smart family-bathroom with an over-tub shower and sleek black fittings. There's plenty of storage space throughout, including within your cellar space.

Just a few minutes beyond your striking yellow front door, you'll come across the part-pedestrianised Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm to independent book shop Phlox. Slightly further, around the Leyton Midland Road

arches, you've got some brilliant new choices, including the much lauded smokehouse Burnt, Gravity Well Taproom, Bamboo Mat, Perky Blenders and Leyton Calling. Further east, but a similar distance, you've got some great bars around Grove Green Road, including Filly Brook, Heathcote & Star and the Northcote Arms. You really are in the heart of the action here.

WHAT ELSE?

- Leyton tube station is around ten minutes on foot to get you into the City and West End via the Central Line. Or hop on to the Suffragette Overground at Leyton Midland Road, a short 12 minute walk away.
- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area - one of the reasons Leyton is so popular with young families.
- Head south-west (or hop on the bus if you're in a hurry) and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and V&A.



A WORD FROM THE OWNER...

"Having spent 8 years here, it was a very difficult decision leave! The proximity to Francis Road - just a couple of minutes away - is a huge bonus - we've also got a wonderful corner shop and the family-friendly coach and horses pub just on our doorstep. The neighbours are fantastic, and children from several families on the street all go to the same nursery. The South-facing back garden is a sun trap, and surprisingly peaceful. We'll be sad to say goodbye!"

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